

SHEET 1 OF 2

FINAL PLAT

GEORGE & DEBRA PUREFOY
ELEMENTARY SCHOOL

Block A, Lot 1

8.754 Acres Situated In The
J. W. COX SURVEY ~ ABST. 219
L. MORRELL SURVEY ~ ABST. 863
FRISCO, DENTON COUNTY, TEXAS

Owner
Frisco Independent School District
6942 Maple Street
Frisco, Texas 75034
Telephone 469 633-6000

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
1971 University Business Drive, Suite 102
McKinney, Texas 75071
Telephone 972 542-1446
March 13, 2009

Project No. SPFP09-0001

C 1

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Frisco Independent School District is the owner of a tract of land situated in the J. W. Cox, Abstract No. 219, and the L. Morrell Survey, Abstract No. 863, City of Frisco, Denton County, Texas, and being all of a tract of land conveyed to the Frisco I.S.D. and recorded in County Clerk's File No. 2008–60344, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron found for corner at the north east corner of Young Scholars Teel Addition, and addition to the City of Frisco as recorded in Cabinet W, Page 926, Plat Records of Denton County, Texas, said point also being in the west line of Griffin Parc, Phase 2, an addition to the City of Frisco as recorded in Cabinet U, Page 642, Plat Records of Denton County, Texas;

THENCE S89°52'30"W, with the north line of Young Scholars Teel Addition, a distance of 618.45 feet to a pk nail found for corner in the east line of Teel Parkway (a 120' R.O.W.) said point being the beginning of a non-tangent curve to the right having a central angle of 22°00'06", a radius of 1040.00 feet, a tangent length of 202.17 feet, and a chord bearing N11°07'32"W, 396.91 feet;

THENCE in a northerly direction along said curve to the right, and with the east line of Teel Parkway, an arc distance of 399.36 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N00°07'30"W, with the east line of Teel Parkway, a distance of 195.00 feet to a 1/2" iron rod set for corner;

THENCE N89°52'30"E, leaving Teel Parkway, a distance of 211.16 feet to a 1/2" iron rod set for corner;

THENCE S00°07'30"E, a distance of 32.00 feet to a 1/2" iron rod set for corner;

THENCE N89°52'30"E, a distance of 485.30 feet to a 1/2" iron rod found for corner in the aforementioned west line of Griffin Parc, Phase 2, said point being the southeast corner of a called 2.5178 acre tract conveyed to Field Street Development, Ltd. by deed recorded in Volume 2007, Page 49460, Page 49460, Deed Records of Denton County, Texas;

THENCE S00°06'40"W, with the west line of Griffin Parc, Phase 2, a distance of 552.62 feet to the POINT OF BEGINNING and CONTAINING 381,317 square feet, or 8.754 acres of land.

BASIS OF BEARINGS:

The bearings shown are based on the warranty deed to the Frisco Independent School District recorded in CCF No. 2008–60344.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Frisco Independent School District, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as Block A, Lot 1, George & Debra Purefoy Elementary School, an addition to the City of Frisco, and does hereby dedicate to the public use forever the streets and alleys shown thereon. The Frisco Independent School District does herein certify the following:

1. The street and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

WITNESS, my hand, this the ____ day of _____, 2009.

Frisco Independent School District

Printed name and title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2009.

Notary Public in and for
the State of Texas

FIRE LANE EASEMENT

That, the undersigned covenants and agrees that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards, and that he shall maintain the same free and clear of any structure, fences, trees, shrubs, or other improvements or obstruction, including, but not limited to the parking, loading, and unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards, in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The Chief of Police or his/her duly authorized representative is authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

That the undersigned covenants and agrees that the access easements may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Frisco, Texas.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Frisco (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, Lot 1, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall per permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS, this the ____ day of _____, 2009.

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CITY ENGINEER

PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, David J. Surdukan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this the ____ day of _____, 2009.

David J. Surdukan, RPLS
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2009.

Notary Public in and for
the State of Texas

SHEET 2 OF 2
FINAL PLAT

GEORGE & DEBRA PUREFOY
ELEMENTARY SCHOOL

Block A, Lot 1
8.754 Acres Situated In The
J. W. COX SURVEY ~ ABST. 219
L. MORRELL SURVEY ~ ABST. 863
FRISCO, DENTON COUNTY, TEXAS

Owner
Frisco Independent School District
6942 Maple Street
Frisco, Texas 75034
Telephone 469 633–6000

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

Surveyor
Surdukan Surveying, Inc.
1971 University Business Drive, Suite 102
McKinney, Texas 75071
Telephone 972 542–1446
March 13, 2009

Project No: SPFP09–0001

NOTICE:
Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

This property is not located in a 100 Year Flood Plain or in an identified flood hazard area as defined by the U. S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended.